

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – change of land use of the land from Agricultural use to Residential use in the site in Sy.Nos. 212, 213, 218, 223 (p) & 224 (p) of Shaikpet Village & Mandal, Hyderabad District to an extent of Ac. 13-15 gts or 54,128.26 Sq Mts- Draft Variation – Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I₁) DEPARTMENT

G.O.Ms.No. 863

Dated: 22nd December 2008

Read the following:

1. From V.C., HUDA, Letter No. 2946/PD1/Plg/HUDA, dated:28-07-2008
2. Govt. Memo. No. 12887/I₁/2008 MA&UD (I₁) Deptt, dated: 01-09-2008.
3. From M.C., HMDA Letter No. 2946/PD1/Plg/HMDA, dated:08-11-2008.

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ORDER :

The draft variation to the land use envisaged in the notified Zonal Development Plan for Zone-VI of Municipal area,, issued in Government Memo second read above, was published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 517, Part-1, dated: 06-09-2008. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.81,19,239/- (Rupees eighty one lakhs nineteen thousands two hundred and thirty nine only) towards development charges. Hence, the draft variation is confirmed.

The appended notification will be published in the issue of the Andhra Pradesh Gazette dated: 26-12-2008.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 (Act No.8 of 2008) on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. C.V.S.K. SARMA

PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery, & Stores Purchase, Hyderabad
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority,
Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Ranga Reddy.

Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER

**APPENDIX
NOTIFICATION**

In exercise of the powers conferred by Sub - section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the notified Zonal Development Plan for Zone-VI of Municipal area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 517, Part-1, dated: 06-09-2008 as required by sub-section (3) of the said section.

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VARIATION

The site in Sy.Nos. 212, 213, 218, 223 (p) & 224 (p) of Shaikpet Village & Mandal, Hyderabad to an extent of Ac. 13.15 gts or 54,128.26 Sq Mts, which are given in the schedule below is presently earmarked for Agricultural use zone in the notified Zonal Development Plan for Zone-VI of Municipal area, is designated as Residential use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
6. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. that the change of land use shall not be used as the proof of any title of the land.
8. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
9. the applicant shall obtain necessary clearance from Heritage conservation committee before undertaking any developmental activity in the site u/r.
10. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.

SCHEDULE OF BOUNDARIES

NORTH: Sy.Nos 40 & 224 Part of Shaikpet Village.
SOUTH: Existing 60'-0" wide BT Road.
EAST : Sy.Nos 211, 223 (p) and 224 (p) of Shaikpet Village.
WEST : Sy.Nos 215/1&2, 217, 219, 222 & 224 (p) of Shaikpet Village.

Dr. C.V.S.K. SARMA
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER